HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
Thunder Bay CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2016

The overall vacancy rate*...

UNCHANGED

5.0%

- Below CMA
- Similar to CMA
- Above CMA

The average rent is*...

$869

UP by 1.7%

- Below CMA
- Similar to CMA
- Above CMA

PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
10.2% Vacancy Rate	3.6% Vacancy Rate	5.3% Vacancy Rate	5.7% Vacancy Rate
$608 Avg. Rent	$765 Avg. Rent	$940 Avg. Rent	$1,170 Avg. Rent

"The average two bedroom vacancy rate increased significantly to 5.3 per cent as the population declined, especially amount young adults."

Warren Philp
Market Analyst, CMHC

*CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

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Key analysis findings

- Average two bedroom vacancy rate increased significantly to 5.3 per cent, as population declines
- Average two bedroom rent went up 2.1 per cent, but wages kept pace
- Tenant turnover high in older buildings, indicating high expected repair and maintenance costs

After a large increase in 2015, the results of the Rental Market Survey conducted in October 2016 reveal that the vacancy rate in the Thunder Bay CMA was relatively unchanged at 5.0 per cent, as supply rose only slightly more than demand during this period.

The average two bedroom vacancy rate increased

Approximately fifty new rental units were added to the rental market universe between July 2015 and June 2016. More units may have been added to rental stock coming from the apartment condominium stock that exists in the city. Also, the addition of 128 residence units at Confederation College in the city, from a building that was completed in 2015, are competing with purpose-built units in the rental market.

Demand for rental units barely increased between 2015 and 2016. Thunder Bay employment shrank in 2015, leading to increased net out-migration and reduced rental demand. In particular, the youth population (15-24 age group) declined 5.9 per cent in the last year, on a seasonally adjusted basis. However, full-time seasonally adjusted employment among youth rebounded in 2016, mitigating some of the effect that out-migration had on demand.

Interestingly, two bedroom vacancy rates increased significantly to 5.3 per cent in 2016 from 4.4 per cent in 2015. In additions to the declining youth population, a 2.6 per cent decline in the population aged 25-44 in the past year may have driven down demand for these units.

Thunder Bay average rents rose by less than the provincial average

The Thunder Bay average rents are low by provincial standards. The average two bedroom rent of $940 in Thunder Bay is third lowest among Ontario's 15 CMAs. Fixed-sample rents for two bedroom units increased 2.1 per cent between 2015 and 2016, down slightly from 2.3 per cent from 2014 to 2015. This rent increase still places Thunder Bay below the Ontario (centres over 10,000 in population) average of 3.0 per cent, but in line with the increase guideline of 2.0 per cent permitted by the Ontario Residential Tenancies Act. Seasonally adjusted average weekly earnings increased by 2.6 per cent over the past year, such that rental affordability remained stable despite increased rents.

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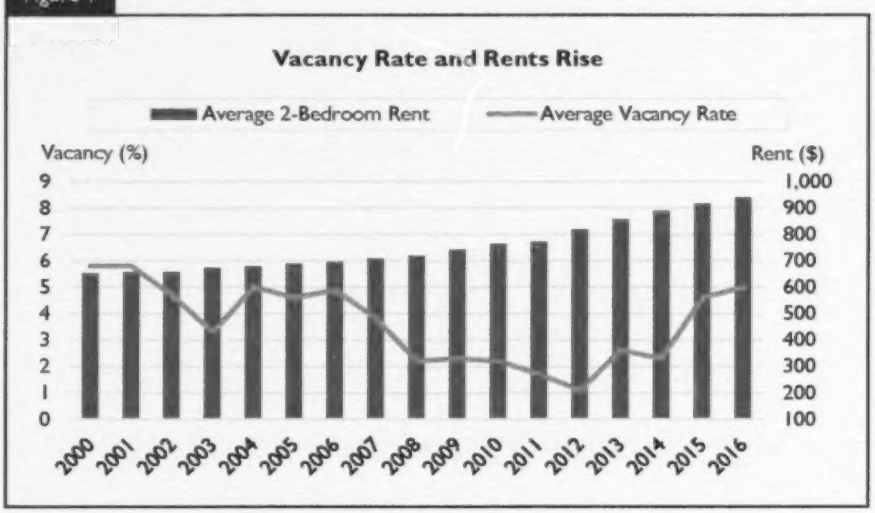
The tenant turnover rate was high, especially in older buildings

CMHC now reports the tenant turnover rate, which measures the mobility of the tenants in a building. The 2016 average turnover rate in Thunder Bay was 22.2 per cent, which is above the provincial average of 18.6 per cent. The turnover rate is

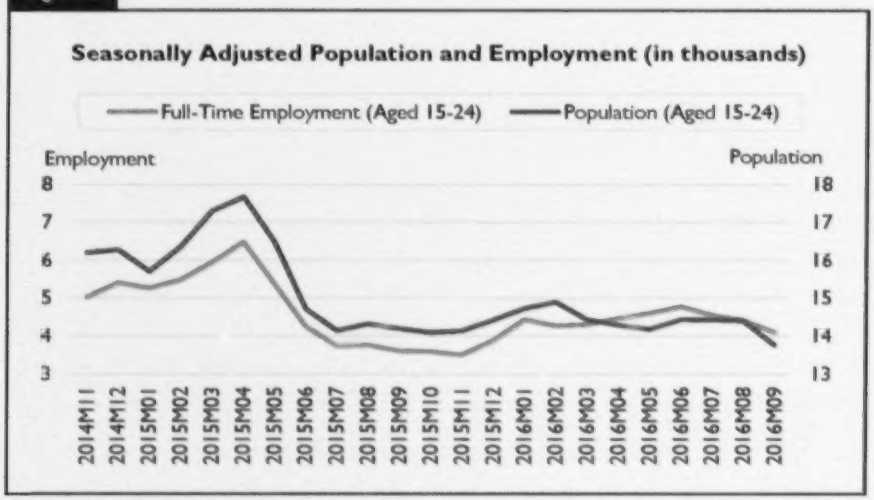
Figure 1



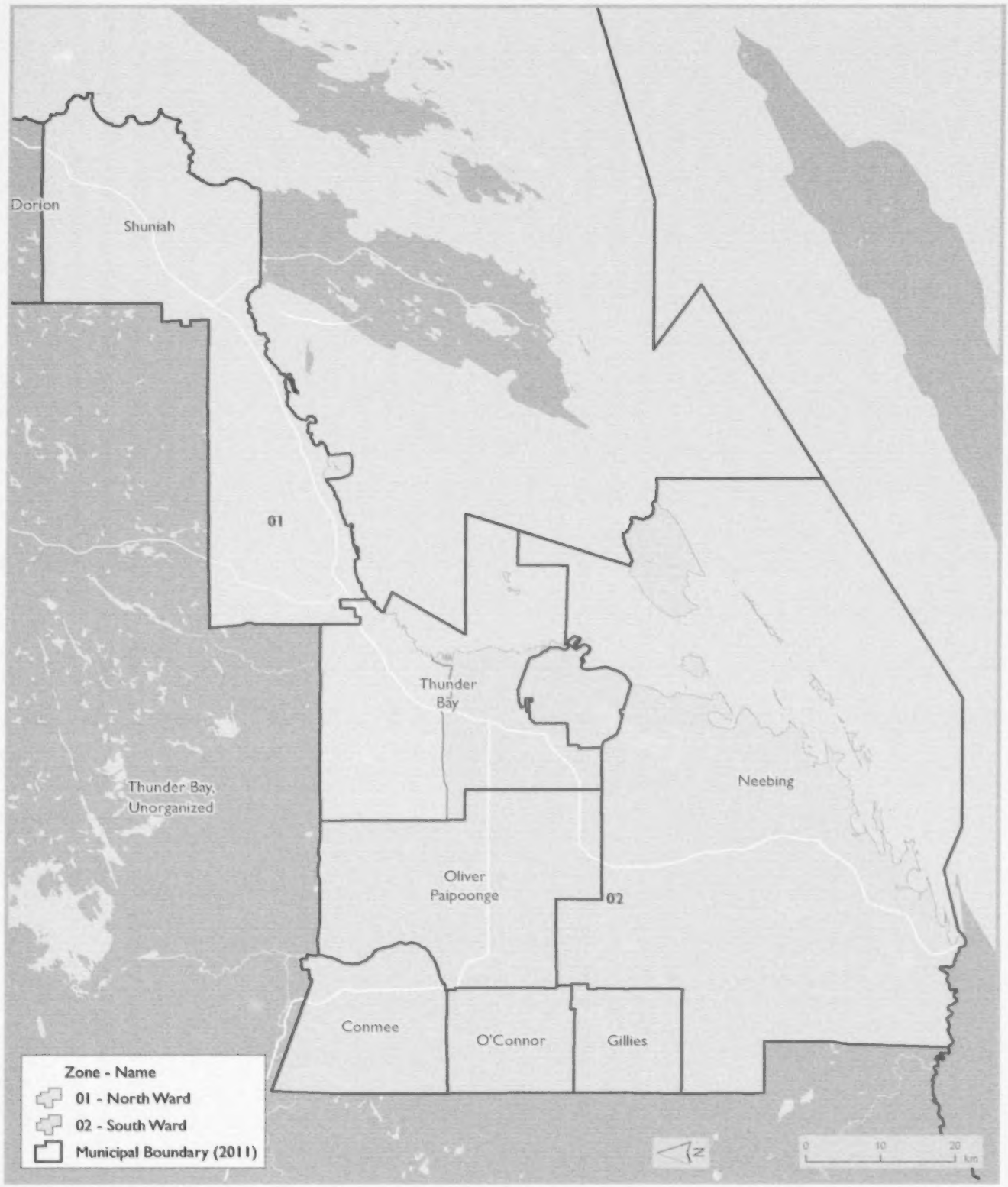
Source: CMHC, Rental Market Survey

higher for older purpose-built rental buildings as well as for buildings with fewer units. In particular, the average turnover rate of buildings constructed prior to 1960 is 26.3 per cent. The elevated turnover and vacancy rates of these older buildings indicates that these rental properties may been facing high expected costs for maintenance and repair.

Figure 2



Source: CMHC, Adapted from Statistics Canada Labour Force Survey


Dorion
Shuniah
01
Thunder Bay
Thunder Bay, Unorganized
Neebing
Oliver Paipoonge
02
Conmee
O'Connor
Gillies
Zone - Name
01 - North Ward
02 - South Ward
Municipal Boundary (2011)
0
10
20
km

RMS ZONE DESCRIPTIONS - THUNDER BAY CMA	
Zone 1	**North Ward:** Thunder Bay Census Metropolitan Area north of a line running roughly along 10th and 11th Avenues to Edward Street; then east of Edward Street to Oliver Road; then north of Oliver Road to the CMA's western boundary.
Zone 2	**South Ward:** Thunder Bay Census Metropolitan Area south of a line running roughly along 10th and 11th Avenues to Edward Street; then west of Edward Street to Oliver Road; then south of Oliver Road to the CMA's western boundary.
Zones 1-2	**Thunder Bay CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

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Available in SELECTED Rental Market Reports

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3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

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4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharines-Niagara, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford-Mission, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Thunder Bay CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - North Ward	**	**	2.7	3.1	4.1	4.9	**	4.7	3.8	4.4
Zone 2 - South Ward	10.6	10.8	5.1	4.2	4.8	5.8	**	**	5.4	5.6
Thunder Bay CMA	**9.3**	**10.2**	**3.9**	**3.6**	**4.4**	**5.3**	**	**5.7**	**4.6**	**5.0**

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Thunder Bay CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - North Ward	585	601	793	814	970	1,009	1,138	1,185	900	935
Zone 2 - South Ward	615	613	704	712	850	857	1,110	1,116	781	793
Thunder Bay CMA	**603**	**608**	**749**	**765**	**917**	**940**	**1,131**	**1,170**	**845**	**869**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Thunder Bay CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - North Ward	101	101	1,037	1,038	1,559	1,573	100	118	2,797	2,830
Zone 2 - South Ward	184	185	980	980	1,241	1,257	47	47	2,452	2,469
Thunder Bay CMA	**285**	**286**	**2,017**	**2,018**	**2,800**	**2,830**	**147**	**165**	**5,249**	**5,299**

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Thunder Bay CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - North Ward	**	**	3.4	3.4	4.6	5.5	10.0	5.9	4.5	5.0
Zone 2 - South Ward	12.8	10.8	5.6	4.2	5.1	6.0	**	**	5.9	5.7
Thunder Bay CMA	**10.7**	**10.2**	**4.5**	**3.8**	**4.9**	**5.7**	**9.4**	**	**5.2**	**5.3**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Thunder Bay CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Zone 1 - North Ward	4.8 c	++	2.7 c	2.3	1.9 c	3.2	**	++	2.0 b	2.8
Zone 2 - South Ward	9.3	++	2.3	++	2.9	++	++	++	2.9	++
Thunder Bay CMA	**7.4**	++	**2.5**	**1.5**	**2.3**	**2.1**	**	++	**2.5**	**1.7**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Thunder Bay CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - North Ward	n/a	23.9 c	n/a	21.3	n/a	21.6	n/a	**	n/a	22.1
Zone 2 - South Ward	n/a	**	n/a	20.6	n/a	21.3	n/a	**	n/a	22.4
Thunder Bay CMA	**n/a**	**	**n/a**	**20.9**	**n/a**	**21.5**	**n/a**	**	**n/a**	**22.2**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Thunder Bay CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Thunder Bay CMA										
Pre 1960	6.0 c	**	6.1	4.8	5.4 d	8.4	**	**	6.1	7.4
1960 - 1974	10.2	6.6 b	2.5	3.2	3.3	5.0 b	0.0 d	0.0	3.4	4.3
1975 - 1989	0.0 d	0.0 d	3.1	2.9 b	4.6	4.6 b	**	**	4.2	4.0
1990+	**	**	**	**	**	5.2 d	5.8 d	4.9 d	9.1	6.6 d
Total	9.3 b	10.2 d	3.9	3.6 b	4.4	5.3	**	5.7 d	4.6	5.0

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Thunder Bay CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Thunder Bay CMA										
Pre 1960	562	566	639	644	793	815	1,116	**	683	700
1960 - 1974	645	652	787	803	907	916	1,152	1,133	847	857
1975 - 1989	602	549	792	797	913	939	1,164	1,133	876	894
1990+	**	**	820	895	1,165	1,197	1,117	1,185	1,120	1,165
Total	603	608	749	765	917	940	1,131	1,170	845	869

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Thunder Bay CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Thunder Bay CMA										
Pre 1960	n/a	**	n/a	**	n/a	26.9 d	n/a	**	n/a	26.3 d
1960 - 1974	n/a	27.7 d	n/a	21.2 d	n/a	21.2 d	n/a	**	n/a	22.1 d
1975 - 1989	n/a	**	n/a	17.9 d	n/a	20.2 d	n/a	**	n/a	19.4 d
1990+	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	**	n/a	20.9 d	n/a	21.5 d	n/a	**	n/a	22.2 d

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Thunder Bay CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Thunder Bay CMA										
3 to 5 Units	**	**	4.3 d	4.2 d	5.4 d	**	**	0.0 d	5.2 d	4.8 d
6 to 19 Units	**	**	5.3 d	5.1 d	6.0 b	7.2 d	**	14.2 d	6.1 b	7.3 d
20 to 49 Units	11.0 d	8.8 d	2.9 d	2.2 d	3.2 d	4.7 d	**	**	3.8 d	4.0 d
50 to 99 Units	0.0 d	**	3.2 d	4.3 d	3.7 b	4.2 d	**	**	3.4 d	4.3 d
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	9.3 b	10.2 d	3.9 b	3.6 d	4.4 d	5.3 d	**	5.7 d	4.6 d	5.0 d

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Thunder Bay CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Thunder Bay CMA										
3 to 5 Units	537 b	545 b	645 a	678 a	841 a	881 a	1,089 b	1,110 b	770 a	807 a
6 to 19 Units	565 a	596 a	694 a	691 a	845 a	868 a	1,067 a	1,182 a	783 a	811 a
20 to 49 Units	660 a	653 a	768 a	787 a	939 a	968 a	**	**	856 a	880 a
50 to 99 Units	650 a	638 a	856 a	879 a	989 a	1,007 b	**	**	937 a	960 a
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	603 a	608 a	749 a	765 a	917 a	940 a	1,131 a	1,170 a	845 a	869 a

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Thunder Bay CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - North Ward	4.3 d	5.2 d	6.6 c	7.3 c	2.8 a	3.7 b	3.4 a	4.5 a	**	**
Zone 2 - South Ward	5.9 c	4.5 d	5.8 b	7.4 b	4.7 a	4.4 a	**	**	-	-
Thunder Bay CMA	**5.2 c**	**4.8 d**	**6.1 b**	**7.3 b**	**3.8 a**	**4.0 a**	**3.4 a**	**4.3 a**	**	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Thunder Bay CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Thunder Bay CMA										
3 to 5 Units	n/a	**	n/a	**	n/a	26.0 d	n/a	**	n/a	27.0 d
6 to 19 Units	n/a	**	n/a	22.4 d	n/a	25.1 d	n/a	**	n/a	24.8 d
20 to 49 Units	n/a	**	n/a	**	n/a	16.8 d	n/a	**	n/a	19.0 d
50 to 99 Units	n/a	**	n/a	**	n/a	18.0 d	n/a	**	n/a	17.6 d
100+ Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	**	n/a	20.9 d	n/a	21.5 d	n/a	**	n/a	22.2 d

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Thunder Bay CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Thunder Bay CMA										
LT $600	3.4 c	**	2.6 c	**	**	**	**	**	3.2 d	**
$600 - $699	**	**	4.6 c	3.2 d	3.9 d	**	**	**	6.7 c	5.5 d
$700 - $799	**	**	3.9 c	7.0 c	0.9 a	5.0 d	**	**	2.9 b	6.2 c
$800 - $899	**	**	5.3 c	3.2 c	5.1 b	6.0 c	**	**	5.3 b	5.0 b
$900 - $999	**	**	3.0 a	2.9 b	5.1 b	5.5 c	**	**	4.5 b	4.5 b
$1000+	**	**	**	**	6.1 b	5.2 b	**	**	6.7 c	5.5 b
Total	9.3 b	10.2 d	3.9 b	3.6 b	4.4 a	5.3 d	**	5.7 d	4.6 a	5.0 a

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability, turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability, and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has two components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford-Mission, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Survey to collect vacancy and rent information in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener-Cambridge-Waterloo, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

Both these surveys are conducted by telephone interviews. For the Condominium Apartment Survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the Household Rent Survey, information is collected from an adult living in the household. Both surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the Condominium Apartment Survey. For the Household Rent Survey, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

RENTAL MARKET SURVEY (RMS) AND SECONDARY RENTAL MARKET SURVEY (SRMS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Please click Methodology or Data Reliability Tables Appendix link for more details.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a – Excellent
b – Very good
c – Good
d – Fair (Use with Caution)
** – Poor – Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

	Sampling Fraction (%) range				
Structures in Universe	**(0,20]***	**(20,40]**	**(40,60]**	**(60,80]**	**(80,100)**
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

	Coefficient of Variation (CV) %						
Vacancy Rate	**0**	**(0,5]**	**(5,10]**	**(10,16.5]**	**(16.5,33.3]**	**(33.3,50]**	**50+**
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a – If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b – If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c – If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d – If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** – If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

↑ indicates the year-over-year change is a statistically significant increase.
↓ indicates the year-over-year change is a statistically significant decrease.
– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
△ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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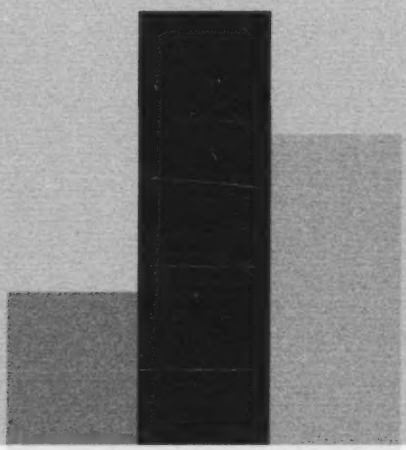

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